

BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 16, TOWNSHIP 29S, RANGE 19E. HILLSBOROUGH COUNTY

PROPERTY ADDRESS:
4904 8TH AVE,
TAMPA, FL 33605
(FOLIO NO. 160587-0000)

DESCRIPTION:
THE EAST 73.33 FEET OF THE SOUTH 1/2 OF LOT 5 OF BLOCK A OF "REVISED MAP OF MILLS' SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 9B OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
COMMUNITY: CITY OF TAMPA - 120114
MAP/PANEL NO. 12057C0359J
SUFFIX: J
FIRM DATE: 10/07/2021
FLOOD ZONE: X

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A TOPOGRAPHIC SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

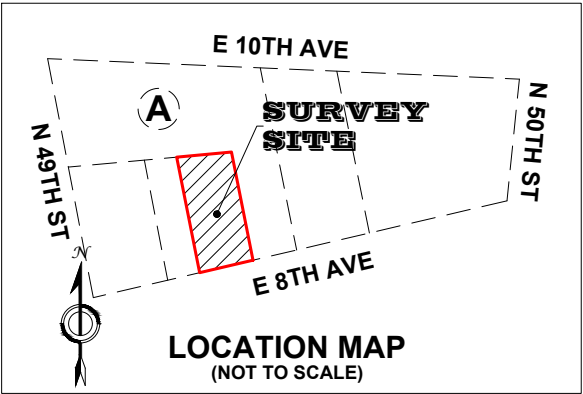
BENCH MARK: GPS - NAIL ELEVATION: 36.12 FEET (NAVD88)

WHEN FIELD CONDITIONS ARE NOT FAVORABLE TO SET MONUMENTS AT PROPERTY CORNERS, A WITNESS WILL BE PLACED OFF SET AND THIS REPORT WILL BE UPDATED.

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

BEARINGS AS SHOWN HEREON ARE BASED UPON AN ASSUMED VALUE OF S74°49'03"W FOR THE NORTH RIGHT OF WAY LINE OF E 8TH AVE AS DEPICTED ON THE MAP OF SURVEY.



LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

PHYSICAL COPIES ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ELECTRONIC FILES ARE VALID ONLY WITH THE DIGITAL THIRD-PARTY APPROVED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

NO TREES FOUND 20' AWAY FROM PROPERTY UNLESS DEPICTED ON THIS MAP.

CERTIFY TO:

DUCK 1103 LLC
VICTOR CRUZ

SURVEYOR'S CERTIFICATION:

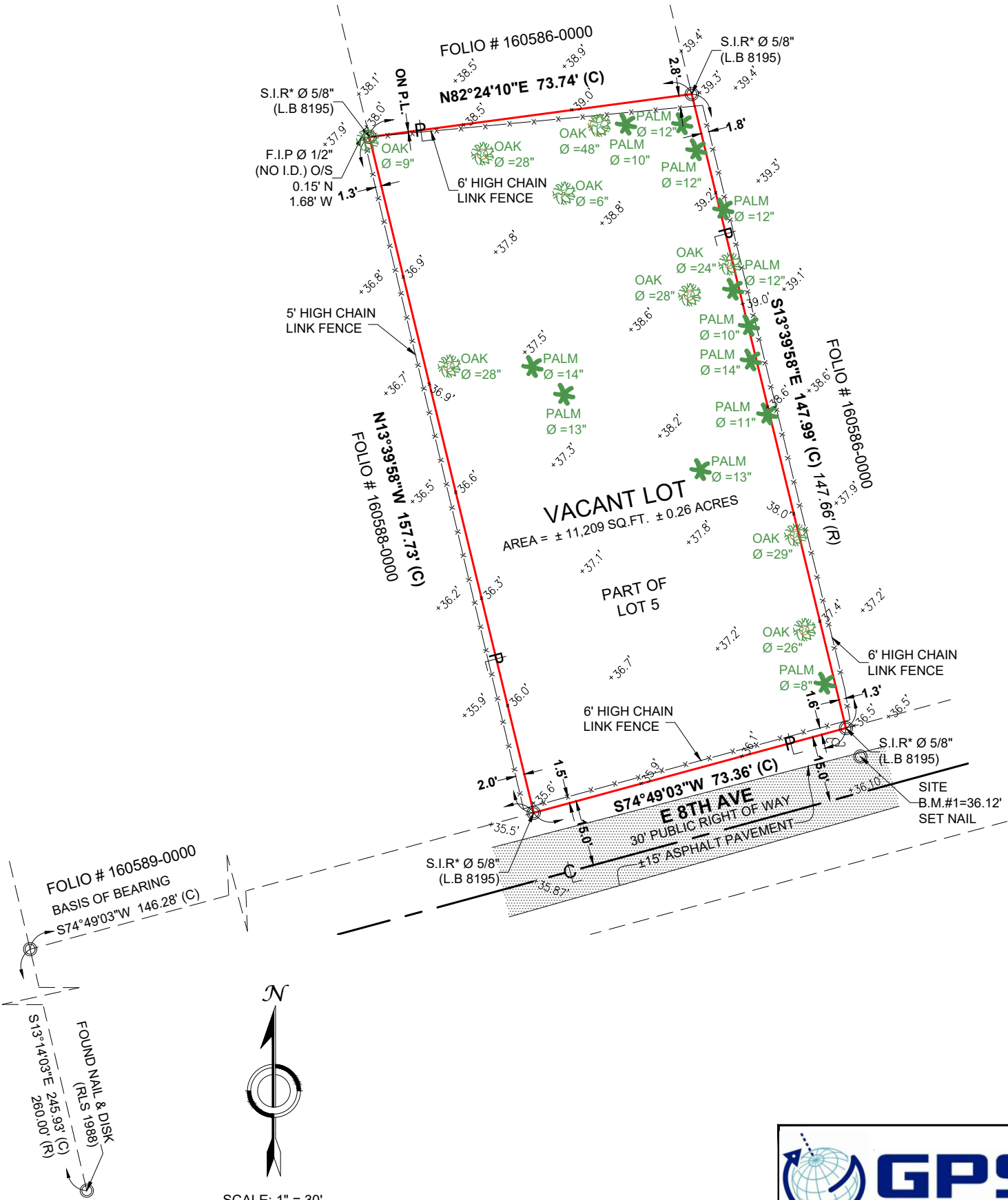
I HEREBY CERTIFY: THAT THIS "TOPOGRAPHIC SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "TOPOGRAPHIC SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

ABBREVIATIONS

BC=BLOCK CORNER
(C)=CALCULATED
(M)=MEASURED
(R)=RECORD
TYP.= TYPICAL
P.B. = PLAT BOOK
P.G. = PAGE
F.I.R. = FOUND IRON ROD
F.I.P = FOUND IRON PIPE
I.D = IDENTIFICATION
F/C = FENCE CORNER

LEGEND

- C CENTER LINE
- PROPERTY CORNER
- P PROPERTY LINE
- S.I.R. * PROPERTY CORNER TO BE SET SUBJECT TO FIELD CONDITIONS
- ✱ PALM & TRUNK TREE
- ✱ CANOPY & TRUNK TREE
- ✱ PINE & TRUNK TREE
- (S) MANHOLE (SANITARY SEWER)
- +17.6 GROUND ELEVATION
- +16.23 PAVEMENT ELEVATION
- ☐ CATCH BASIN
- ☐ UTILITY POLE
- W METER (WATER)
- AC A/C UNIT



PROFESSIONAL
SURVEYOR AND MAPPER
PHONE: (813) 423-3483
FAX: (813) 398-0111
www.gpsflorida.net

ORIGINAL
FIELD DATE
REVISIONS:

08/05/2023

JOB NO. 23-6937

DRAWN C.A.R.

SHEET

1/1

SCALE: 1" = 30'